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# THE ANDHRA PRADESH GAZETTE

## PART-I EXTRAORDINARY

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### NOTIFICATIONS BY GOVERNMENT

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#### MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KONDAPUR (V), SERILINGAMPALLY (M), R.R. DISTRICT.

*[Memo No. 6864 /I, /2010, Municipal Administration & Urban Development, 12th July, 2010.]*

The following draft variation to the land use envisaged in the Revised Master Plan Ramchandrapuram Segment, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

#### DRAFT VARIATION

The site in Survey Nos. 61 (part), Plot No. 4 of Kondapur (V), Serilingampally (M), R.R. District to an extent of 714.78 Sq. Mtrs., which is presently earmarked for Residential Use Zone in the Revised Master Plan Ramchandrapuram Segment is now proposed to be designated as Commercial Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the Development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per Law.
14. that the owners / applicants before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. that the applicant shall handover the are affected under proposed 60.00 mtrs. wide road and 30.00 mtrs. wide road to local body at free of cost.
17. that the applicant shall obtain Building Permission / Relaxation of setback from the concerned authorities before under taking developmental activity in the site under reference.

#### **SCHEDULE OF BOUNDARIES**

**North** : Sy. No. 61 of Kondapur Village.

**South** : Sy. No. 61 of Kondapur Village.

**East** : Sy. No. 61 of Kondapur Village.

**West** : Sy. No. 61 of Kondapur Village.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM PARTLY RESIDENTIAL USE (R2) AND PARTLY SPECIAL RESERVATION (GRAVE YARD) USE ZONE TO SPECIAL RESERVATION (MASJID) USE ZONE IN DARGAH HAZRATH SYED KALE SHAH BAB A, PETLABURJ, NEAR CITY COLLEGE, HYDERABAD.

*[Memo No. 5256/I, /2009, Municipal Administration & Urban Development, 13th July, 2010.]*

The following draft variation to the land use envisaged in the notified Zonal Development Plan for Zone X of Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

### **DRAFT VARIATION**

The site in behind Malgi Pr.No.21-5-451 at Dargah Hazrath Syed Kale Shah Baba, Petlaburj, Near City College, Hyderabad to an extent of 689.03 Sq. mtrs., which is presently earmarked for Partly Residential Use (R2) and Partly Special Reservation (Grave Yard) Use Zone in the notified Zonal Development Plan for Zone-X, Municipal area is now proposed to be designated as Special Reservation (Masjid) Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per Law.
14. that the owners / applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES**

<b>North</b> :	Existing 85'-0" wide B.T. Road.(Proposed 100'-0" wide road).
<b>South</b> :	Police Quarters Land.
<b>East</b> :	Existing 60'-0" wide B.T. Road.(as per ZDP-X, 40'-0"wide road).
<b>West</b> :	Police Quarters Land.

#### **DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR DELETION OF PROPOSED 100 FT WIDE ROAD FROM CBR COLONY, YAPRAL TO BALAJI NAGAR MAIN ROAD, MALKAJGIRI (M), HYDERABAD.**

*[Memo No. 3083/I, /2010, Municipal Administration & Urban Development, 13th July, 2010.]*

The following draft variation to the Master Plan roads notified in the Revised Master Plan for erstwhile HUDA area (non-MCH area), which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

#### **DRAFT VARIATION**

The proposed 30 mts. (100') notified Master Plan road of length about 1.25 Km. passing through Sy. Nos. 29P, 61P, 63P, 64P, 65P, 66P, 67P, 79P, 80P, 83P, 86P, 88P, 89P, 99P, 100P, 105P, 106P, 113P, 112P, 166P, 167P, 168P, 169P, 170P of Yapral (V), Malkajgiri (M), R.R. District is proposed to be deleted, and instead the existing 40' wide road connecting Yapral Shaili Garden main Road and intersecting at Bolarum Army Golf Course, Balajinagar-Chennapuram Main Road passing through Sy. Nos. 502, 501, 476, 475 of Jawaharnagar Village & Sy. Nos. 125, 120, 119, 126, 143, 144, 149 of Yapral Village is proposed to be designated as 18 mts. (60') width road.

**T.S. APPA RAO,**  
*Principal Secretary to Government (UD).*